

REPLAT #6
GRAND TRAVERSE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 149
EXHIBIT "B" TO THE MASTER DEED OF:
CHUM'S VILLAGE COMMERCE PARK
BLAIR TOWNSHIP, GRAND TRAVERSE COUNTY, MICHIGAN

CHUM'S VILLAGE COMMERCE PARK HAS BEEN DESIGNATED AS GRAND TRAVERSE COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 149. THE ASTERISK (*) INDICATES AMENDED OR NEW SHEETS WHICH ARE REVISED DATED: OCTOBER **, 2014. THESE PROPOSED SHEETS WITH THIS SUBMISSION ARE TO REPLACE OR BE SUPPLEMENTAL SHEETS TO THOSE PREVIOUSLY RECORDED.

PROPERTY DESCRIPTION:

Part of Section 5, Town 26 North, Range 11 West, Blair Township, Grand Traverse County, Michigan, more fully described as follows:

Commencing at the East 1/4 corner of said Section 5; thence S 00°01'42" E, 427.80 feet along the East line of said Section 5 to the POINT OF BEGINNING; thence N 89°37'33" W, 700.46 feet; thence S 00° 01'14" W, 248.41 feet; thence S 53°27'56" W, 333.00 feet; thence along a 416.00 foot radius non-tangent curve to the left for a distance of 45.92 feet (central angle = 6°19'28", chord bearing = N 03°09'44" E, chord dist.= 45.89 feet); thence NORTH, 199.59 feet; thence WEST, 382.45 feet; thence N 00°26'14" E, 20.76 feet; thence N 89°54'16" W, 426.01 feet; thence N 00°26'14" E, 400.01 feet; thence N 89°54'16" W, 123.49 feet; thence along a 25.00 foot radius curve to the left for a distance of 39.32 feet (central angle = 90°06'54", chord bearing = S 45°02'17" W, chord dist.= 35.39 feet); thence S 00°01'10" E, 30.02 feet; thence N 89°57'42" W, 240.23 feet; thence along a 232.00 foot radius curve to the left for a distance of 29.63 feet (central angle = 7°19'00", chord bearing = S 14°26'27" E, chord dist.= 29.61 feet); thence S 18°05'57" E, 140.37 feet; thence along a 328.00 foot radius curve to the right for a distance of 102.84 feet (central angle = 17°57'53", chord bearing = S 09°07'00" E, chord dist.= 102.42 feet); thence S 00°08'04" E, 152.22 feet; thence along a 232.00 foot radius curve to the left for a distance of 259.05 feet (central angle = 63°58'31", chord bearing = S 32°07'19" E, chord dist.= 245.80 feet); thence S 64°06'35" E, 195.83 feet; thence along a 318.00 foot radius curve to the right for a distance of 355.68 feet (central angle = 64°05'08", chord bearing = S 32°04'01" E, chord dist.= 337.43 feet); thence S 00°01'27" E, 54.62 feet to a point on the monumented South 1/8 line of said Section 5 and the North line of South Traverse Commerce Park as recorded in Liber 013, Page 110; thence N 89°36'31" W, 570.58 feet along said monumented South 1/8 line and said north line of South Traverse Commerce Park; thence N 00°08'04" W, 782.37 feet; thence along a 242.00 foot radius curve to the left for a distance of 75.88 feet (central angle = 17°57'53", chord bearing = N 09°07'00" W, chord dist.= 75.57 feet); thence N 18°05'57" W, 110.20 feet; thence along a 308.00 foot radius curve to the right for a distance of 30.09 feet (central angle = 5°35'52", chord bearing = N 15°18'01" W, chord dist.= 30.08 feet); thence N 89°39'24" W, 401.32 feet to a point on the North and South 1/4 line of said Section 5; thence N 00°08'05" W, 449.94 feet along said North and South 1/4 line; thence S 89°34'58" E, 108.90 feet; thence N 00°08'05" W, 200.01 feet parallel with said North and South 1/4 line; thence N 89°34'58" W, 108.90 feet to a point of said North and South 1/4 line; thence N 00°08'05" W, 1002.15 feet along said North and South 1/4 line to a point on the North 1/8 line of said Section 5; thence S 89°25'18" E, 1978.22 feet along said North 1/8 line; thence S 00°01'29" E, 1316.92 feet; thence N 89°34'23" W, 41.22 feet; thence S 00°01'14" W, 362.44 feet; thence S 89°37'33" E, 700.35 feet to a point on said East Section line; thence S 00°01'42" E, 66.00 feet along said East Section line to the POINT OF BEGINNING.

Containing 88.57 acres more or less.

Subject to the right of way of U.S. 31/M-37 over a portion thereof.

Subject to a 100' wide utility easement as shown in Liber 430, Page 972.

Subject to other easements or restrictions of record, if any.

DEVELOPER:

FAMILY PROPERTIES, LLC
 9572 BINGHAM ROAD
 TRAVERSE CITY, MI 49664

PLAN INDEX

SHEET #	NAME
*1	COVER SHEET
2	SURVEY PLAN
*2A	SURVEY PLAN-BOUNDARY ADJUSTMENT
3	SURVEY PLAN 2
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4	SURVEY PLAN 3
5	SITE PLAN
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6	SITE PLAN 2
7	UTILITY PLAN
8	SURVEY PLAN UNIT 25
9	SITE/UTILITY PLAN UNIT 25
10	SANITARY SEWER EASEMENTS
*11	SURVEY PLAN - UNITS 13 & 48-50
*12	SITE PLAN - UNITS 13 & 48-50

Together with an easement located in part of Section 5, Town 26 North, Range 11 West, Blair Township, Grand Traverse County, Michigan, more fully described as follows:

Commencing at the East 1/4 corner of said Section 5; thence S 00°01'42" E, 427.80 feet along the East line of said Section 5; thence N 89°37'33" W, 43.00 feet to a point on the West right of way of U.S. 31/M-37 and the POINT OF BEGINNING; thence S 00°01'42" E, 45.00 feet along said right of way; thence N 89°37'33" W, 44.83 feet; thence N 00°01'29" W, 25.00 feet; thence N 89°37'33" W, 612.65 feet; thence N 00°01'14" E, 20.00 feet; thence S 89°37'33" E, 657.46 feet to a point of said right of way and the POINT OF BEGINNING.

Together with a drainage easement located in part of the Southeast 1/4 of Section 5, Town 26 North, Range 11 West, Blair Township, Grand Traverse County, Michigan, more fully described as follows:

Commencing at the East 1/4 corner of said Section 5; thence S 00°01'42" E, 427.80 feet along the East line of said Section 5; thence N 89°37'33" W, 700.46 feet; thence S 00°01'14" W, 248.41 feet; thence S 53°27'58" W, 333.00 feet; thence along a 416.00 foot radius curve to the right for a distance of 45.92 feet (central angle = 08°19'28", chord bearing = N 03°09'44" E, chord dist.= 45.89 feet); thence NORTH, 199.59 feet; thence WEST, 381.45 feet; thence N 00°28'14" E, 395.62 feet; thence along a 25.00 foot curve to the left for a distance of 39.42 feet (central angle = 90°20'29", chord bearing = N 44°44'01" W, chord dist.= 35.48 feet); thence N 89°54'16" W, 524.38 feet; thence along a 25.00 foot radius curve to the left for a distance of 39.32 feet (central angle = 90°06'54", chord bearing = S 45°02'17" W, chord dist.= 35.39 feet); thence S 00°01'10" E, 30.02 feet; thence N 89°57'42" W, 30.00 feet to the POINT OF BEGINNING; thence S 00°02'18" W, 91.54 feet; thence N 89°57'42" W, 182.24 feet; thence N 18°05'57" W, 68.15 feet; thence along a 232.00 foot radius curve to the right for a distance of 29.63 feet (central angle = 7°19'05", chord bearing = N 14°28'25" W, chord dist. = 29.61 feet); thence S 89°57'42" E, 210.23 feet to the POINT OF BEGINNING.

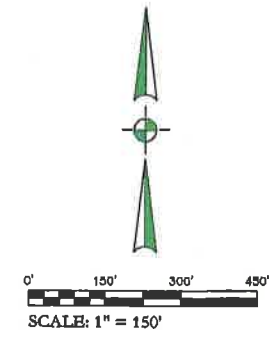
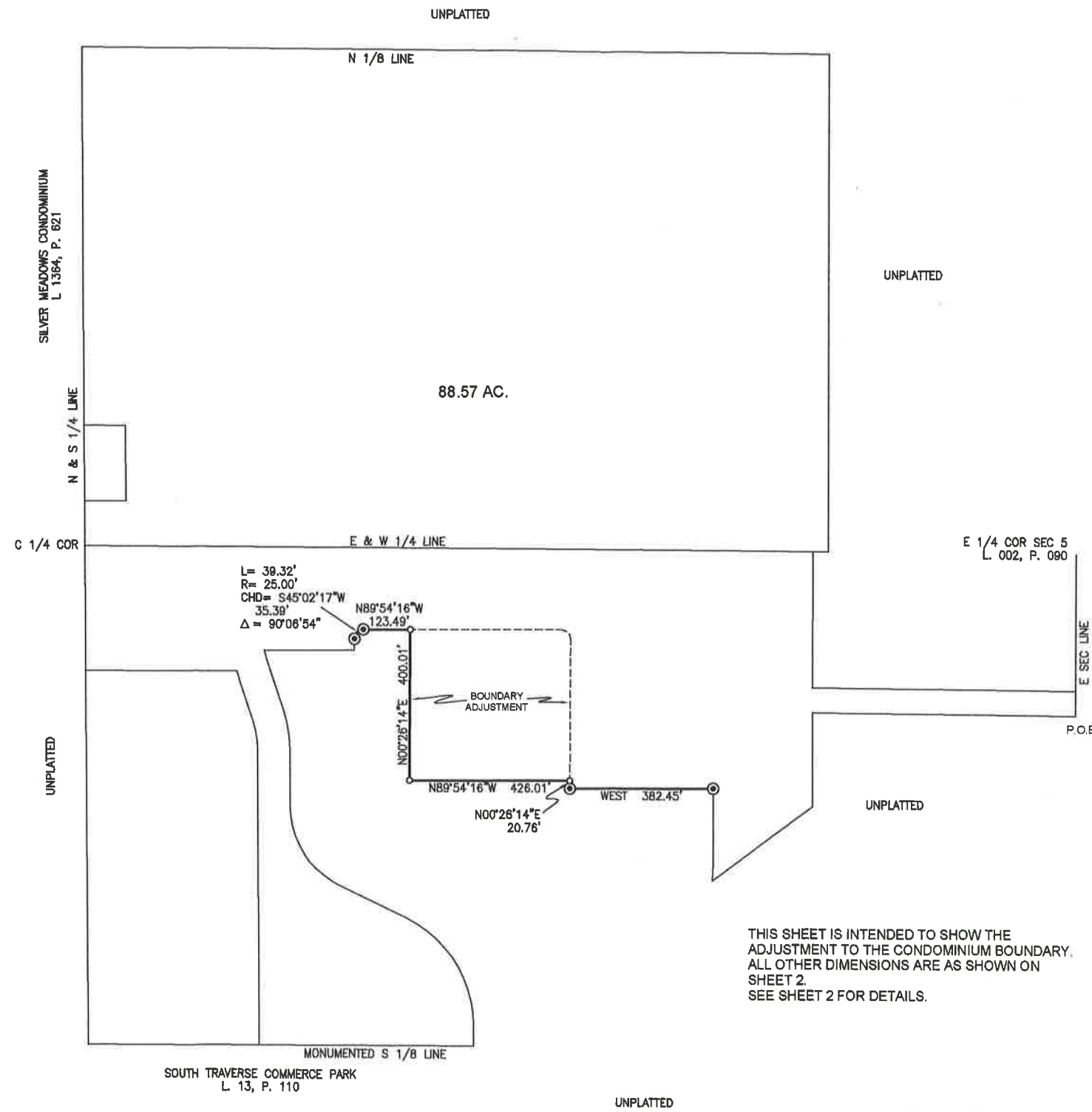
Subject to and together with agreements, covenants, easements and restrictions of record.



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 PROFESSIONAL SURVEYOR
 LICENSE NO. 30074
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 15943 FEWINS RD
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 Phone: (231) 632-4208

AMENDED DATED: 5-19-17
 PROPOSED DATED: 2-08-01
 JOB NUMBER: 401617
 SHEET: 1



BEARING BASIS IS CHUM'S VILLAGE COMMERCE PARK (REPLAT #4)

LEGEND

- = MAJOR BOUNDARY MONUMENT
4" X 36" CONC. MON.
- = UNIT BOUNDARY MONUMENT
- ⊙ = BOUNDARY CONTROLLING MONUMENT FOUND
- (R) = RECORDED
- (M) = MEASURED
- P.O.B = POINT OF BEGINNING
- ▲ = BENCHMARK

THIS SHEET IS INTENDED TO SHOW THE ADJUSTMENT TO THE CONDOMINIUM BOUNDARY. ALL OTHER DIMENSIONS ARE AS SHOWN ON SHEET 2. SEE SHEET 2 FOR DETAILS.

DATE _____

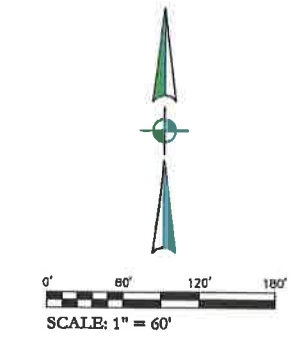
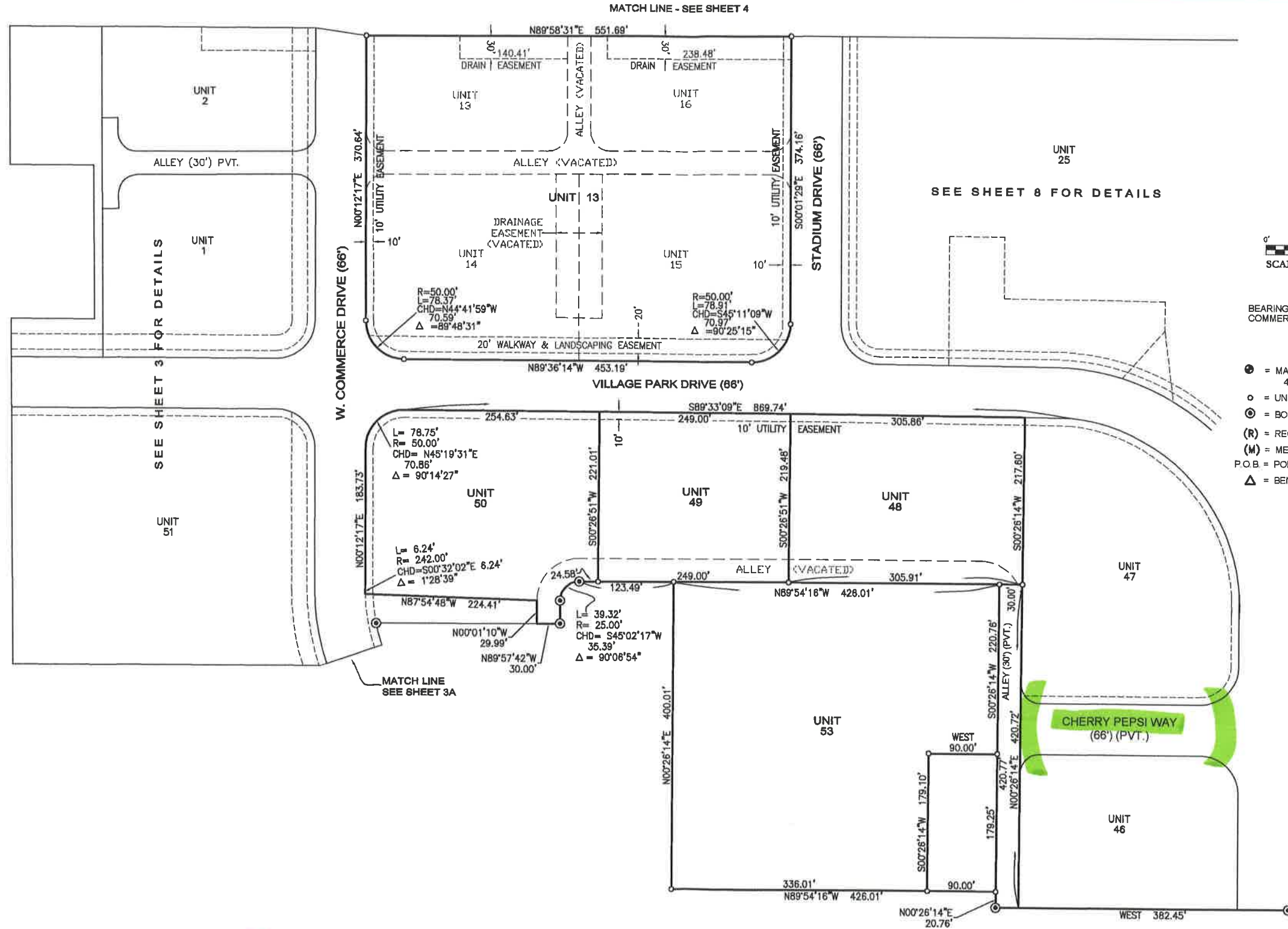


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CHUM'S VILLAGE COMMERCE PARK
SEC. 5, GARFIELD TWP., GRAND TRAVERSE CO.
SURVEY PLAN - BOUNDARY ADJUSTMENT

PROPOSED DATED: 5-19-17
JOB NUMBER: 401617
SHEET: 2A



BEARING BASIS IS CHUM'S VILLAGE COMMERCE PARK (REPLAT #4)

- LEGEND**
- = MAJOR BOUNDARY MONUMENT
4" X 36" CONC. MON.
 - = UNIT BOUNDARY MONUMENT
 - ⊙ = BOUNDARY CONTROLLING MONUMENT FOUND
 - (R) = RECORDED
 - (M) = MEASURED
 - P.O.B = POINT OF BEGINNING
 - △ = BENCHMARK



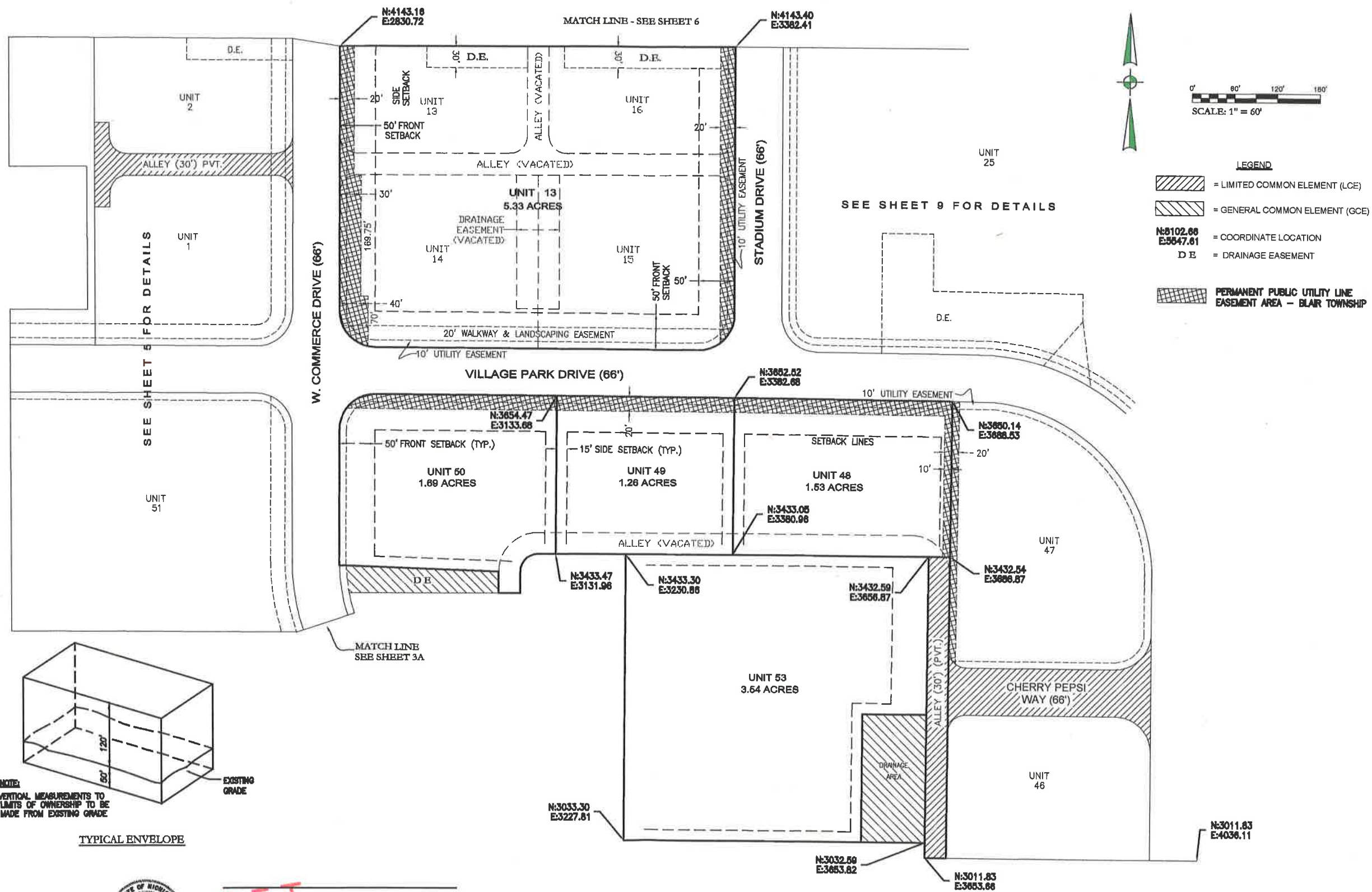
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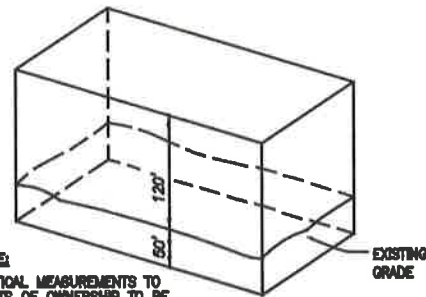
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CHUM'S VILLAGE COMMERCE PARK
SEC. 5, GARFIELD TWP., GRAND TRAVERSE CO.
SURVEY PLAN - UNITS 13, 48-50 & 53

AMENDED DATED: 5-19-17
PROPOSED DATED: 11-28-14
JOB NUMBER: 401617
SHEET: 11



NOTE:
VERTICAL MEASUREMENTS TO BE MADE FROM EXISTING GRADE



TYPICAL ENVELOPE



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CHUM'S VILLAGE COMMERCE PARK
SEC. 5, GARFIELD TWP., GRAND TRAVERSE CO.
SITE PLAN - UNITS 13, 48-50 & 53

AMENDED DATED: 5-19-17
PROPOSED DATED: 11-28-14
JOB NUMBER: 401617
SHEET: 12